

Heritage Statement

Maystone House, Gretton Road, Harringworth.

This application follows the recent approval under 20/01333/FUL.

Following further thoughts and changes in circumstances we now submit a second application that extends the property in a different fashion.

Harringworth is a typical Village in the Rockingham Forest Area with a linear development centred on Harringworth Cross. Many of these relating to the original Manor House.

Dominated in part by the Harringworth Viaduct, the Village sits at the bottom of the Welland Valley.

Properties are largely street fronted and constructed of local stone. Older properties have thatch roofs but there is a mixture of slate and tiled roofs.



There has been limited development of infill and replacement properties in more recent times, predominantly along Gretton Road.

The south side of Gretton Road between the old 'Spring Lodge Farm' on the west and No35 on the east has been infilled with modern dwellings, uncharacteristically set back from the road.



c1970's aerial view.

The Bungalow seen above on the left of Maystone House has been replaced by 2no 2/2½ storey houses. The bungalow to the right has recently been approved to be raised to a dormered, 2 storey property.

Maystone House itself is constructed with Bradstone walls and roofing. This has a relatively low roof pitch and disproportionate glazing. The property has none of the scale or character of traditional properties in Haringworth.

The desire to provide additional accommodation allows the opportunity to redress some of these issues.



We propose to remove the existing garage on the western side which is in poor repair, moving this to the east of the house in lieu of the current outbuilding adjacent to 'Quoins'.

On the western side we propose a new 2 storey extension, balanced on the eastern side by a second gable facing the street. This does necessitate the removal of the boundary trees but these have been in a poor condition for many years and the submitted tree report supports their removal.

The existing roof across the property is to be replaced and we propose to raise the pitch to give a more traditional appearance. The current building with its low pitch roof looks like a standard 'estate house' rather than part of a traditional Northamptonshire Village.

The existing walls will be changed from Bradstone to natural stone walling to match the new-build elements.

At the site entrance we will rebuild the stone boundary wall that is currently in a poor condition, raising this to 1.0m in height and sweep this round to new stone piers and metal gates. The higher, natural stone wall along the frontage will greatly enhance the roadside.

To the rear we are enlarging the single storey extension which will now be the Sitting Room facing an enlarged patio which will also have an open swimming pool on the southern side.

As with the previously approved 20/01333/FUL, the new proposal will both improve the standard of accommodation and add some character to the street frontage.